

**PLANNING COMMISSION
MEETING MINUTES
Tuesday, November 7, 2022**

I. Call to Order and Roll Call –

The Meeting of the Planning Commission was called to order at 7:00 PM by Chairman Matt Kowalski with roll call:

Matt Kowalski, Chair
Tom Covert
Kyle Marsh-7:04 arrival

Thomas Phillips, Vice Chair
Alison Heatley, Secretary
Karen Roberts

Jim Carty
Chet Hill, ABS
Wa Hubbard, Ex-Officio

Student Reps: Charlotte Bruderly, Julian Malek, Brock McIntyre

Also present: Michelle Aniol, Community Development Manager; Grace Whitney, Associate Planner; Megan Masson-Minock, Carlisle Wortman Associates; Pamela Weber, Recording Secretary, and guests.

Also attending remotely, Chet Hill

II. Action on Meeting minutes from: Regular Minutes of October 3, 2022

Motion Carty; support Hubbard to approve the October 3, 2022 Regular Meeting Minutes.

Unanimous voice vote approval with Hill and Marsh absent.

III. Approval of agenda

Motion Roberts; support Covert to approve the agenda as presented with the following change:

Move item B. in New Business to item A. in New Business

Unanimous voice vote approval with Hill absent.

IV. Public Hearing(s) - None

V. Pre-Arranged Participation - None

VI. Reports of Officers:

A. Chairman Report – None

B. Planning Commissioners and Council Ex officio Reports – None

C. Committee Reports – None

D. Community Development Office Reports – CDM

- Ms. Aniol received a request from Ms. Laura Sligman, owner of Soaring Crane Studio in the Bluewater Building. She would like the Planning Commission to consider a text amendment to the ordinance to allow temporary commercial message signs.
- There was a request for a code enforcement ordinance update for 8250 Huron Street. A Special Land Use approval is needed for Mr. Stacy to continue his company on location. Code updates to the building must occur before that can happen. The County flagged the building as dangerous and there have been permitting issues as well. Mr. Stacy has been working on removing debris from the property.
- The 3045 Broad Street Common Sail Development Group project is moving forward, as planned, with rental units. Parking options are being discussed including underground with public access as well as improvements to other local parking areas. The clubhouse will be smaller than originally planned. They are working with DTE to relocate electrical lines. They will come in with a PUD. There could be a concept coming to Planning Commission in the next few months.

VII. Citizen Wishing to Address the Commission (Non-Arranged Participation) –

Mr. Chet Hill asked if the meeting minutes were accepted as he had an amendment suggestion. Ms. Aniol reported the minutes were already corrected.

VIII. Old Business – None

IX. New Business – None

A. Second Street Sub-Area Plan to Plan Proposal from CWA

Ms. Masson-Minock gave an overview of this agenda item per the packet.

Discussion, questions and feedback included:

- Cost estimates and inclusion in the budget;
- The overall goal;
- The importance of including all stake holders;
- Educating those in attendance regarding:
 - The intent of a mixed-use corridor and its value to the community;
 - The types of buildings allowed in a mixed-use corridor;
 - Options PC will not entertain;
- Boundaries:
 - Second Street from Central to Inverness;
 - The commercial side of the street only;
 - The street in its entirety;

- Alternate proposals to the three-day charrette;

B. Update to PC Bylaws

Discussion Included:

- There have been no additional changes since the last PC review;
- The City Council General Code supersedes the Planning Commission language. Ms. Aniol will confirm with the City Attorney;
- The language in Article III A. e. should be reworked. PC cannot also serve on Parks and Recreation, for instance. One cannot hold a paid position and be on a board;
- PC may accept gifts. Strike that line;
- 9a. Ms. Aniol will check with the City Attorney about what adjacent means. "Share a property line" is the preference;
- Article VIII A. 6) Process for public hearings. Should a motion be explicit in that? No, Robert's Rules dictates that;
- Edits will be made; the attorney will review and it will be brought to PC next month.

X. Proposed business for Monday, December 5, 2022:

- A. Bylaws
- B. Revised Proposal from CWA

XI. Citizens wishing to address the Commission – None

XII. Adjournment

Motion Marsh; support Heatley to adjourn at 8:18 PM.

Unanimous voice vote approval.

Respectfully submitted,

Pamela Weber

Recording Secretary

Approved for Filing: December 5, 2022